



## The Georgetown

A monthly Georgetown Community Services Association  
Publication

September, 2014

### Mission Statement

To preserve and enhance property values and amenities by maintaining common property, collecting and disbursing assessments, promoting safety and welfare of residents, and enforcing governing documents.

### Vision Statement

To become a world-class Homeowners Association that is characterized by wise resource management, proactive problem resolution, superior amenities, and top-notch member service.

### Core Values

We are member oriented.  
We operate with courtesy, sensitivity, and integrity  
We are committed to excellence.  
People are our most important resource.  
We work as a team and advocate teamwork.

### President's Corner

Summer is winding down, school is in session, and our pools will be closing soon. With that said, please understand that our work continues to ensure that your community stays alive and vital. All of your Association directors and myself have your interests as our guideline. We are a covenant restricted community, and I ask one and all to come to the Board meetings that are held on the 2<sup>nd</sup> Tuesday of each month. We will be discussing the budgets for 2015 of each of our member communities over the next couple of meetings. Please let us know your ideas. My wishes are for a safe and productive new year. Mike Richardson

## Repair of the King's Grant Sign

As many of you have probably noticed, a driver recently veered off the road and struck the King's Grant Sign. The right side of the sign was sheared off. Just before repairs were implemented, the Board decided to discuss whether to repair the sign or to apply the insurance proceeds to build a new sign. The sign is budgeted to be replaced in year 2016 with a cost estimate of \$20,000. Current solicitations resulted in pricing several thousand dollars higher. After spirited debate, the Board voted to repair the sign now versus replacing it. These repairs should be completed by the last week in August.

## Upcoming Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2015). We need your input and support in this process. On Tuesday, September 9<sup>th</sup> at 6:30 p.m., we will be holding annual budget hearings for each of the parcel/town home communities (Audubon Park, Hunter's Green, Lott's Landing, Georgetown Place, and Georgetown Townhomes). On Tuesday, October 14<sup>th</sup> at 6:45 p.m., we will be holding the annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. These meetings are your opportunity to hear the staff's proposals for the budgets and to make your feelings and recommendations known regarding projected assessments and spending. We strongly encourage you to mark your calendar and make plans to attend.

## Community Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 6<sup>th</sup>. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 4<sup>th</sup>. The number of slots is limited and will be filled on a first-come basis.

## Changes to Pool Rules

At the August 12<sup>th</sup> General Meeting, the Board of Directors voted to amend the pool rules to add the following requirement that shows as rule #8 on the new list: "No removing, or hanging onto, or standing on the float line separating the shallow end from the deep end." The revised rules are effective immediately, and a copy can be obtained from the Gate Guard at each pool during normal pool hours.

## Collections Procedures

As a reminder, the Board of Directors voted on May 13th to amend the collections procedures for past-due accounts set for in Administrative Resolution 2012-3. The revised procedures are defined in Administrative Resolution 2014-2 which is available for viewing and printing from the Association's web site: [www.georgetowncsa.com](http://www.georgetowncsa.com). The revision, which went into effect July 1st, adds a new criteria (shown below in bold italics) to paragraph 6 of the Resolution regarding when the remainder of the year's assessment will be charged to a member's account.

"When an account becomes over 60 days past due, ***or when an account becomes past due for the second time during a calendar year***, the remainder of that year's assessments are added to the account and are due in full at that point."

The remainder of the collection procedures are unchanged. As a reminder, payments are due on the first of each month and become past due after 30 days.

## 2014 Pool Season Almost Over

There are only a few weeks left in the current pool season, so don't miss out! Pools at both clubhouses are open seven days a week from 10:00 a.m. to 8:00 p.m. through Labor Day (September 1<sup>st</sup>). Pool Registration Cards are available at the Southside Office and at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a "swim at your own risk" policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).



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**CSA Website:**

[www.georgetowncsa.com](http://www.georgetowncsa.com)

### Calendar of Events

Sept 2	7:30	ARB Meeting (SS)
Sept 6	8:00	Community Yard Sale (SS)
Sept 9	6:30	Audubon Park Budget Hearing (SS)
	6:45	Hunters Green Budget Hearing (SS)
	7:00	Lotts Landing Budget Hearing (SS)
	7:15	Georgetown Place Budget Hearing (SS)
	7:45	Georgetown Townhomes Hearing (SS)
	7:45	BOD Meeting (SS)
Sept 16	7:30	ARB Meeting (SS)
Oct 14	7:00 p.m.	CSA Budget Hearing
Oct 31		Fallfest/Halloween Party
Nov 27-28		Office and Fitness Center Closed
Dec 13		Breakfast with Santa
Dec 30		Office and Fitness Center closes at noon
Dec 31		Office and Fitness Center Closed

### ARB Violation Summary Through July 31, 2014

Total new violations	379	YTD	2267
Total violations repaired	334	YTD	2349
Hang Tags issued	35	YTD	326
Letters mailed	369	YTD	1955
Issues referred to GM/atty	84	YTD	483

Total current violations at the end of June: 354  
Largest number of single home violations: Lawn Maintenance  
Largest number of parcel violations: Trash cans not enclosed

### Lott's Landing Parking Lot Repairs

The Association has recently completed repairs to the Lott's Landing parking lot. The repairs, which were projected in the current Reserve Study and included in the 2014 Capital Budget, were designed to replace broken sections and fill large cracks to prevent future damage from water intrusion. The Association appreciates the demonstrated cooperation of the residents during these repairs.

### Illegal Dumping

It is very unfortunate that an increasing number of people have been leaving piles of trash, furniture, and/or household goods in neighborhoods or along King George Boulevard. This activity constitutes illegal dumping and culprits can be prosecuted. Not only is the debris unsightly, it provides a habitat for rats, snakes and other vermin. Anyone seeing this dumping take place is strongly encouraged to contact the Police and provide a description of the individuals and vehicle(s) involved. Remember, this dumping is reducing your property values and is costing the Association money to remove it. Your cooperation in this would be greatly appreciated.

### Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available from 5:00 p.m. – 12:00 a.m. on Fridays, and from 8:00 a.m. -12:00 a.m. on Saturdays and 8:00 a.m.-10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com).

### Monthly Payment E-mail Reminders

If you would like to receive a monthly e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is:

[gm@georgetowncsa.com](mailto:gm@georgetowncsa.com)

### GCSA Board Members

Mike Richardson (President)  
Renee Rabbitt (Vice President)  
Warren Smith (Sec/Treasurer)  
Robin Byers  
David Campbell  
Ray Sili  
John Sewell  
Marlin Clifton  
Melissa Friel

### Architectural Review Board Members

Robert Smith  
Warren Smith  
Renee Rabbitt  
Robin Byers  
Ray Sili  
Mike Richardson  
Matthew Delano  
Mike Yardman (Coordinator)

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